


  
**OBEROI**  
**R E A L T Y**
**OBEROI REALTY LIMITED**

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai – 400 063, India

CIN: L45200MH1998PLC114818, E-mail ID: corporate@oberoirealty.com, Website: www.oberoirealty.com, Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Unaudited Standalone Financial Results for the Quarter and Half Year Ended September 30, 2014

Part I		(Rs. in Lakh, except per share data) 1 per share data					
		Quarter Ended			Half Year Ended		Year Ended
		30/09/2014	30/06/2014	30/09/2013	30/09/2014	30/09/2013	31/03/2014
No	Particulars	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales / income from operations	15,214	14,107	14,799	29,321	31,576	61,180
	b. Other operating income	145	186	165	331	779	1,076
	<b>Total (a+b)</b>	<b>15,359</b>	<b>14,293</b>	<b>14,964</b>	<b>29,652</b>	<b>32,355</b>	<b>62,256</b>
2	<b>Expenditure</b>						
	a. Operating costs	4,297	5,052	4,735	9,349	10,321	20,556
	b. Employee benefits expense	1,212	1,065	1,053	2,277	1,933	4,016
	c. Depreciation and amortisation	824	821	559	1,645	1,125	2,233
	d. Other costs	867	522	668	1,389	1,240	2,680
	<b>Total (a+b+c+d)</b>	<b>7,200</b>	<b>7,460</b>	<b>7,015</b>	<b>14,660</b>	<b>14,619</b>	<b>29,485</b>
3	Profit from operations before other income, interest and exceptional items (1-2)	8,159	6,833	7,949	14,992	17,736	32,771
4	Other income	5,736	228	6,212	5,964	7,954	8,330
5	Profit before interest and exceptional items (3+4)	13,895	7,061	14,161	20,956	25,690	41,101
6	Interest and finance charges	6	3	7	9	13	26
7	Profit after interest but before prior period / exceptional items (5-6)	13,889	7,058	14,154	20,947	25,677	41,075
8	Prior period income / (expenses)	-	-	-	-	-	-
9	Profit from ordinary activities before tax (7+8)	13,889	7,058	14,154	20,947	25,677	41,075
10	Tax expense	2,732	2,225	2,767	4,957	6,438	11,563
11	Net profit from ordinary activities after tax (9-10)	11,157	4,833	11,387	15,990	19,239	29,512
12	Extraordinary item (net of tax expense)	-	-	-	-	-	-
13	<b>Net profit for the period (11-12)</b>	<b>11,157</b>	<b>4,833</b>	<b>11,387</b>	<b>15,990</b>	<b>19,239</b>	<b>29,512</b>
14	Paid-up equity share capital (Face value of Rs. 10 each)	32,823	32,823	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)						2,40,589
16	<b>Earnings per share (EPS)*</b>						
	a) Basic EPS						
	- Before extraordinary items	3.40	1.47	3.47	4.87	5.86	8.99
	- After extraordinary items	3.40	1.47	3.47	4.87	5.86	8.99
	b) Diluted EPS						
	- Before extraordinary items	3.40	1.47	3.47	4.87	5.86	8.99
	- After extraordinary items	3.40	1.47	3.47	4.87	5.86	8.99

\* Not annualised, except year end basic and diluted EPS

**Part II**

A		Quarter Ended			Half Year Ended		Year Ended
		30/09/2014	30/06/2014	30/09/2013	30/09/2014	30/09/2013	31/03/2014
1	Public shareholding						
	- Number of shares	8,20,58,316	8,20,58,316	8,20,58,316	8,20,58,316	8,20,58,316	8,20,58,316
	- Percentage of shareholding	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
2	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	-	-	-	-	-	-
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	-	-	-	-	-	-
	- Percentage of shares (as a % of the total share capital of the company)	-	-	-	-	-	-
	b) Non - encumbered						
	- Number of shares	24,61,74,946	24,61,74,946	24,61,74,946	24,61,74,946	24,61,74,946	24,61,74,946
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of the total share capital of the company)	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%
B	Investors complaints:						
	Pending at the beginning of the quarter	-					
	Received during the quarter	3					
	Disposed of during the quarter	3					
	Remaining unresolved at the end of the quarter	-					



**Notes:**

- a) The above results for the quarter ended September 30, 2014 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on October 18, 2014 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- b) Since the nature of the real estate business of the Company is such that profits / losses do not necessarily accrue evenly over the period, the result of a quarter may not be representative of the profits / losses for the year.
- c) Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- d) The useful life of fixed assets have been revised in accordance with the Schedule II to the Companies Act 2013 from April 1, 2014. Consequently, the depreciation expense for the quarter is higher by Rs.250.05 lakh, for the half year is higher by to Rs.511.43 lakh and the impact on opening balance of general reserve is Rs.15.31 lakh (net of deferred tax).
- e) Unaudited Standalone Segment wise Revenue, Results and Capital Employed for the Quarter and Half Year Ended September 30, 2014:

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30/09/2014	30/06/2014	30/09/2013	30/09/2014	30/09/2013	31/03/2014
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
(a) Real estate	12,456	11,576	12,305	24,032	27,105	50,990
(b) Hospitality	2,903	2,717	2,659	5,620	5,250	11,266
Total	15,359	14,293	14,964	29,652	32,355	62,256
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	15,359	14,293	14,964	29,652	32,355	62,256
Segment Results						
(Profit before tax, interest and unallocable expenditure)						
(a) Real estate	7,971	7,091	7,610	15,062	17,062	31,080
(b) Hospitality**	281	(168)	413	113	872	2,063
Total	8,252	6,923	8,023	15,175	17,934	33,143
Add/(Less):						
i) Interest and finance charges	(6)	(3)	(7)	(9)	(13)	(26)
ii) Unallocable Income net of Unallocable Expenditure*	5,643	138	6,138	5,781	7,756	7,958
Profit before tax	13,889	7,058	14,154	20,947	25,677	41,075
Capital Employed						
(Segment assets less segment liabilities)						
(a) Real estate	2,24,948	2,15,398	1,87,334	2,24,948	1,87,334	1,91,308
(b) Hospitality	24,212	24,423	26,406	24,212	26,406	25,709
Total capital employed in segment	2,49,160	2,39,821	2,13,740	2,49,160	2,13,740	2,17,017
Add: Unallocated capital employed*	41,169	38,409	57,080	41,169	57,080	56,395
Total Capital Employed in the Company	2,90,329	2,78,230	2,70,820	2,90,329	2,70,820	2,73,412

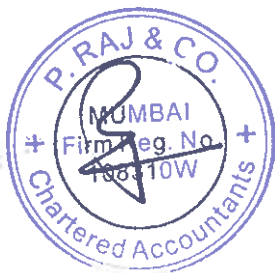
\* Unallocated Capital Employed includes temporary surplus. Income earned on temporary investment of the same has been shown in 'Unallocable Income net of Unallocable Expenditure'.

For and on behalf of the board



Vikas Oberoi  
Chairman & Managing Director

Mumbai, October 18, 2014



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Unaudited Standalone Statement of Assets and Liabilities

(Rs. in Lakh)

Particulars	As at 30/09/2014	As at 30/09/2013	As at 31/03/2014
	Unaudited	Unaudited	Audited
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' funds</b>			
Share capital	32,823	32,823	32,823
Reserves and surplus	2,57,506	2,37,997	2,40,589
	<b>2,90,329</b>	<b>2,70,820</b>	<b>2,73,412</b>
<b>Non-current liabilities</b>			
Deferred tax liabilities	2,153	1,704	2,031
Trade payables	1,165	803	1,044
Other long-term liabilities	4,460	4,677	4,299
Long-term provisions	95	90	96
	<b>7,873</b>	<b>7,274</b>	<b>7,470</b>
<b>Current liabilities</b>			
Short-term borrowings	4,864	-	-
Trade payables	1,161	1,813	1,700
Other current liabilities	84,554	74,083	68,006
Short-term provisions	103	60	7,772
	<b>90,682</b>	<b>75,956</b>	<b>77,478</b>
<b>Total</b>	<b>3,88,884</b>	<b>3,54,050</b>	<b>3,58,360</b>
<b>ASSETS</b>			
<b>Non-current assets</b>			
Fixed assets (including capital work in progress)	94,614	92,527	95,226
Non-current investments	31,818	31,317	31,661
Long-term loans and advances	29,774	30,399	29,100
	<b>1,56,206</b>	<b>1,54,243</b>	<b>1,55,987</b>
<b>Current assets</b>			
Current investments	12,014	9,274	6,636
Inventories	93,245	72,438	87,541
Trade receivables	1,914	3,127	5,919
Cash and bank balances	3,806	17,563	34,446
Short-term loans and advances	1,18,321	97,051	64,329
Other current assets	3,378	354	3,502
	<b>2,32,678</b>	<b>1,99,807</b>	<b>2,02,373</b>
<b>Total</b>	<b>3,88,884</b>	<b>3,54,050</b>	<b>3,58,360</b>

Mumbai, October 18, 2014



For and on behalf of the board

*(Signature)*

Vikas Oberoi  
Chairman & Managing Director